| Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address | FOR COURT USE ONLY |
|--|-----------------------------------|
| Douglas A. Plazak #181709, dplazak@rhlaw.com | |
| Reid & Hellyer, APC | |
| 3685 Main Street, Suite 300 P.O. Box 1300 | |
| Riverside, CA 92502-1300 | |
| Telephone: 951-682-1771 | |
| Telecopier: 951-686-2415 | |
| | |
| | |
| | |
| | |
| ☐ Individual appearing without attorney X Attorney for: Robert S. Whitmore, Chapter 7 Trustee | |
| UNITED STATES BANKRUPTCY COURT | |
| CENTRAL DISTRICT OF CALIFORNIA | A - RIVERSIDE DIVISION |
| In re: | CASE NO.: 6:18-bk-19790-WJ |
| Linda Rene Basquez | CHAPTER: 7 |
| | |
| | |
| | NOTICE OF SALE OF ESTATE PROPERTY |
| | |
| Debtor(s). | |
| Sale Date: 04/21/2020 | Time: 1:00 pm |
| Location: 3420 Twelfth Street, #304, Riverside, CA 92501 | |
| Type of Sale: Private Last date to file objections: 04/07/2020 | |
| | |
| Description of property to be sold : 44782 Potestas Drive, Temecula, CA 92592 APN #960052005 | |
| | |
| | |
| Torms and conditions of calls, See attached Statement of Information in Compliance with LRP 6004 1(c)(3) | |
| Terms and conditions of sale: See attached Statement of Information in Compliance with LBR 6004-1(c)(3) | |
| | |
| | |
| | |
| Proposed sale price: \$411,782.00 | |
| | |

Overbid procedure (*if any*): Overbids of not less than \$2,500. Each overbidder must tender a deposit in the form of a casher's check payable to Robert S. Whitmore, Chapter 7 Trustee at the hearing. Initial overbid shall be \$414,282.00

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Court hearing to be held on April 21, 2020 at 1:00 p.m., United States Bankruptcy Court, 3420 Twelfth Street, Courtroom 304, Riverside, CA 92501

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Douglas A. Plazak Reid & Hellyer, APC 3685 Main Street, Suite 300 P.O. Box 1300 Riverside, CA 92502-1300 email: dplazak@rhlaw.com

Date: 03/24/2020

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LBR 6004-1(c)(3) - Requirement

Information

LBR 6004-1(c)(3)(A)

Date, Time, and Place of hearing on the proposed sale.

Hearing Date and Time: April 21, 2020 at 1:00 p.m.

Hearing Place: U.S. Bankruptcy Court, Courtroom 304, 3420 Twelfth Street, Riverside, CA 92501

LBR 6004-1(c)(3)(B)

Name and address of the proposed buyer:

Jennifer Sullivan

c/o Kathy Cole, Home smart Evergreen Realty

309 15th Street, Unit 1, City of Huntington Beach, CA 92648

LBR 6004-1(c)(3)(C)

Description of the property to be sold

44782 Podestas Drive, Temecula, CA 92592 ("Property")

LBR 6004-1(c)(3)(D)

Terms and conditions of the proposed sale, including the price and all contingencies

The Buyer has offered \$411,782.00, subject to overbid. The Buyer is purchasing the Property "AS IS" without warranties of any kind, expressed or implied, being given by the Trustee, concerning the condition of the Property or the quality of the title thereto, or any other matters relating to the Property.

LBR 6004-1(c)(3)(E)

Whether the proposed sale is free and clear of liens, claims or interests, or subject to them and a description of all such liens, claims or interest

Outstanding liens will be paid through escrow on the sale transaction. Thus, oustanding liens will be released, discharged and terminated at the close of escrow and the liens will not attached to the sale proceeds. A description of the liens, claims or interest impacting the Property and their treatment through the sale are set forth in the Motion of the Chapter 7 Trustee to Approve the Sale of the Bankruptcy Estate's Interest in Real Property; (2) Compensate Real Estate Broker; and (3 Pay Real Property Taxes and Escrow Fees

LBR 600-1(c)(3)(F)

Whether the proposed sale is subject to higher and better bids:

The sale of the Property is subject to the Bidding Procedures set forth in the Sale Motion.

LBR 6004-1(c)(3)(G)

Consideration to be received by the Estate, including estimated commissions, fees and other costs of sale:

Purchase price of \$411,782.00 or an amount as increased by successful overbid.

All costs of sale, including escrow fees and real estate commissions will be paid at closing and are estimated to total approximately \$56,780.00

The Estate and the Buyer will each pay their own escrow fees as is customary in the County where the Property is located.

Through the sale, after payment of the costs of sale and non-disputed liens, the Trustee estimates to generate net proceeds of approximately \$35,000.00 (see the Sale Motion for more details as to how this estimate has been calculated).

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

3685 Main Street, Suite 300, Riverside, CA 92501

Mailing Address: P.O. Box 1300, Riverside, CA 92502-1300

A true and correct copy of the foregoing document entitled: NOTICE OF SALE OF ESTATE PROPERTY will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below: 1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (date) 03/23/2020 I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below: Service information continued on attached page 2. SERVED BY UNITED STATES MAIL: On (date) 03/24/2020 , I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed. Honorable Wayne Johnson, United States Bankruptcy Court, 3420 Twelfth Street, Riverside, CA 92501 Note - those addresses not receiving mail service are receiving service via ECF individually or through their legal representation. They are identified by a "line" through the address. Service information continued on attached page 3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (date) following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed. Service information continued on attached page I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct. 03/24/2020 Wendy M. Patrick /s/ Wendy M. Patrick Printed Name Signature Date

ECF List:

- Abram Feuerstein abram.s.feuerstein@usdoj.gov
- Todd S Garan chllecf@aldridgepite.com, TSG@ecf.inforuptcy.com;tgaran@aldridgepite.com
- Everett L Green everett.l.green@usdoj.gov
- Merdaud Jafarnia bknotice@mccarthyholthus.com, mjafarnia@ecf.inforuptcy.com
- Kelly M Kaufmann bknotice@mccarthyholthus.com, kraftery@ecf.courtdrive.com
- Douglas A Plazak dplazak@rhlaw.com
- Todd L Turoci mail@theturocifirm.com
- Andrew W Twietmeyer awt@twietmeyerlaw.com
- United States Trustee (RS) ustpregion16.rs.ecf@usdoj.gov
- Allison Utecht notices@becket-lee.com
- Stuart J Wald tertiaryaccount@yahoo.com
- Robert Whitmore (TR) rswtrustee@yahoo.com, rwhitmore@ecf.axosfs.com
- Robert P Zahradka caecf@tblaw.com

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Label Matrix for local noticing 0973-6 Case 6:18-bk-19790-WJ Central District of California Riverside Tue Mar 17 13:51:12 PDT 2020

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Wells Fargo Bank, National Association, as t c/o McCarthy & Holthus, LLP 411 Ivy Street

Alejandro Quintero 39595 Oak Cliff Drive Temecula, CA 92591-4536

San Diego, CA 92101-2108

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Aracely Jawahari 13196 Midbluff Ave San Diego, CA 92128-4020

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Riverside Division 3420 Twelfth-Street, Riverside, CA 92501-9819

29079 Misty Point Lane Sun City, CA 92585-3132

Alisa Aurilio Koh

Allen Washington 24323 Jackson Ave #1435 Murrieta, CA 92562-7916

Andrew Wantz 29401 Owl Creek Ct Menifee, CA 92584-7559

Anthony Nguyen 36120 Lipizzan Lane Wildomar, CA 92595-7608

Avis Charley 40195 Miriam Way Murrieta, CA 92563-4944

Benjamin Labrociano 3152 Sunset Court Norco, CA 92860-1154

Carlos Farjado 24815 1st Ave Murrieta, CA 92562-6217

Christopher Stamas c/o Law Office of Andrew W. Twietmeyer 1831 Prosser Ave. #314 Los Angeles, CA 90025-4895

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Cindy Nguyen 26205 Emily P1 Murrieta, CA 92563-4948 Danaisha Ridgeway 8114 Palmera Dr Oceanside, CA 92056 Danielle Starkman c/o Law Office of Andrew W. Twietmeyer 1831 Prosser Ave. # 314 Los Angeles, CA 90025-4895

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Discover Product Inc
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Discover Card PO Box 51908 Los Angeles, CA 90051-6208

Don Nguyen 38245 Murrieta Hot Springs Rd Apt M106 Murrieta, CA 92563-8500 Duang Kamol Ibhawat 46372 Lone Pine Drive Temecula, CA 92592-4141

Elvie Ultimo 41870 Butterfield Stage Rd Temecula, CA 92592-8044 Eun Kim 42901 El Domino Place Temecula, CA 92592 Foisaga Pipelu 19947 Crestwood Drive Lake Elsinore, CA 92530-0400

Francisco Valenzuela 542 West Ninth Street Escondido, CA 92025-4708 Frank Burlson 27096 Winchester Creek Temecula, CA 92591-4502 Gagik Shaverdian c/o Law Office of Andrew W. Twietmeyer 1831 Prosser Ave. \$ 314 Los Angeles, CA 90025-4895

Gerardo Valadez 39595 Oak Cliff Drive Temecula, CA 92591-4536 Hanyu-Xie c/o Law Office of Andrew W. Twietmeyer 1831 Prosser Ave. # 314 Los Angeles, CA 90025-4895 Hector Caudillo 21489 Olive Street Wildomar, CA 92595-8445

Heip Bui 35171 Nightingale St Winchester, CA 92596-9815 (p)CITIBANK PO BOX 790034 ST LOUIS MO 63179-0034 Hong Yue Wilaon 38839 Sugar Pine Way Murrieta, CA 92563-8817

Hui Na 25093 Via Las Lomas Murrieta, CA 92562-5915 Huong Thi Le 25319 Chesterfield Lane Wildomar, CA 92595-7743 INTERNAL REVENUE SERVICE 24000 AVILA ROAD LAGUNA NIGUEL, CA 92677-3407

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Ian Coil 27709 Boulder Ridge Drive Menifee, CA 92584-7876 Iris Carruthers 60 Graystone Lane Orchard Park, NY 14127-6011 Irma Monge de Lobo 32953 Casena Street Temecula, CA 92592-9273

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Kepry Luck 25053 Via Las Lomas Murrieta, CA 92562-5942 Kevin Thanh Bui c/o The Law Office of Andrew W. Twietmey 1831 Prosser Ave # 314 Los Angeles, CA 90025-4895 Kevin Thann Bui 7495 Diamondback Ave NW Canal Fulton, OH 44614-8108

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Leonora Million 23893 Constantine Dr Murrieta, CA 92562-2139

Lillian Cheng 3111 Samantha Lane Temeeular CA 92592 Linda Rene Basquez 2197 E Mullholland Dr Fort Mohave, AZ 86426-6653

(p) M&T BANK LEGAL DOCUMENT PROCESSING 626 COMMERCE DRIVE AMHERST NY 14228-2307 Manuel Aurelia Nedic 29455 Rancho California Rd #435 Temecula, CA 92591-5226 Maria David Panaligan c/o Law Office of Andrew W. Twietmeyer 1831 Prosser Ave. # 314 Los Angeles, CA 90025-4895

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Stan Yanovak 550 Mount Hope Road Wharton, NJ 07885-2838 Stephanie Sugino 28467 Ravenna Street Murrieta, CA 92563-4403 Steven Hill PO Box 1694 Parker, AZ 85344-1694

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Tho Tan Nguyen 41014 Sunsprite St Lake Elsinore, CA 92532-1556 Thomas Adams III 29945 Bayview Way Menifeez CA 92584-7995 Tiffany Bandith 24354 Pantera Court Murrieta, CA 92562-4000

Timothy Madison 2121 Winterwarm Dr Fallbrook, CA 92028-9512 Tracy Ferris
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Tuba Ebru Ozdil 28785 Avenida Pacifica Menifee, CA 92584-8951

Tuniah Phillips 3091 Loma Linda Temecula, CA 92592 Tyla Catena (formerly Rosenberg) c/o Law Office of Andrew W. Twietmeyer 1831 Prosser Ave. # 314 Los Angeles, CA 90025-4895 U.S. Bank National Association, as Trustee CO Wells Fargo Bank, N.A. Default Document Processing N9286-01Y 1000 Blue Gentian Road Eagan MN 55121-7700

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(p) US BANK PO BOX 5229

CINCINNATI OH 45201-5229

United States Trustee (RS) 3801 University Avenue, Suite 720 Riverside, CA 92501-3255 Valley View Medical Center Resurgent Capital Services PO Box 1927 Greenville, SC 29602-1927

Vanessa Gutierrez c/o Law Office of Andrew Twietmeyer 1831 Prosser Ave. #314

Los Angeles, CA 90025-4895

Veasna Nelwan 106 Tee Box Lane Suffolk, VA 23434-9298 Victor Ramler 31229 Taylor LanW Temecula, CA 92592

Vu Huang Ta 31285 Temecula Pkwy 4130 Temecula, CA 92592-6828 Wells Fargo Bank PO Box 51120 Los Angeles, CA 90051-5420 Wells Fargo Bank, National Association c/o Select Portfolio Servicing, Inc. P.O. Box 65250 Salt Lake City, UT 84165-0250

Yida Wang 1526 W, A Street Upland, CA 91786 Young Son 35660 Carissa Court Wildomar, CA 92595-8688 Zhuo Wang 4300 Calle Reva Temecula, CA 92592

Robert Whitmore (TR) 3600 Lime St Ste 616 Riverside, CA 92501-0993 Stuart J Wald 36154 Coffee Tree Pl Murrieta, CA 92562-4394 Vamessa Joanne Gutierrez Law Offise of A.W. Twietmeyer 10537 Santa Monica Blvd. Suite 240 Los Angeles, CA 90025-4952

The preferred mailing address (p) above has been substituted for the following entity/entities as so specified by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g) (4).

Home Depot PO Box 78011 Phoenix, AZ 85062 M&T Bank PO Box 62182 Baltimore, MD 21264 US Bank PO Box 790408 Saint Louis, MO 63179

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(u) Courtesy NEF

(u)Adrian Tomang address unknown (u) Alicia James address unknown

(u) Alyssa Murrilo address unknown (u) Amanda White address unknown

(u) Anthony Saenz address unknown

Doc 194 Filed 03/24/20 Entered 03/24/20 12:18:14 Case 6:18-bk-19790-WJ Main Document Page 12 of 13 (u) Carl Larue (u) Bo Nguyen (u) Bob Inthistone address unknown address unknown address unknown (u) Chris Meyer (u) Cindy Schin (u) Chase Galleger address unknown address unknown address unknown (u) David Smith (u) Dao Luu (u)Darla Kapusta address unknown address unknown address unknown (u) Elia Rezkalla (u) Derika Atene (u) Dean Lee address unknown address unknown address unknown (u) Guadalupe S last name unknown (u) Fredrick Watanabe (u) George Ayala address unknown address unknown address unknown (u) Ian Pierce (u) Haider Aludimi (u) Hye Shin address unknown address unknown address unknown (u) John Luck (u) Im Kry (u) Joey Negrete address unknown address unknown address unknown (u) Kathy Montoya (u) Kaitlyn Rohr (u) Katherine Sykes address unknown address unknown address unknown (u) Marsellus Furey (u) Kierstin Lee (u) Krystal Herrera address unknown address unknown address unknown

(u) Mathew Chalukian

address unknown

(u) Mary Whirlwind-

address unknown

(u) Michelle Ruiz

address unknown

Doc 194 Filed 03/24/20 Entered 03/24/20 12:18:14 Case 6:18-bk-19790-WJ Main Document Page 13 of 13 (u) Miriam Price (u) Nancy Cadmus (u) Nathaniel Summers address unknown address unknown address unknown (u) Nikki Kursik address unknown (u)Priscilla Gomez (u) Nati Garduno address unknown address unknown (u) Stephen Williams (u) Rebecca Ricker (u) Ronnie Fredricks address unknown address unknown address unknown (u) Sylvia Duenas (u) Tammy Nielson (u) Thomas Eaton address unknown address unknown address unknown (u) Fing Zhao (u) Trevor Brown (u) Thomas Wiggins address unknown address unknown address unknown

(d) Linda Rene Basquez

2197 E Mullholland Drive

Fort Mohave, AZ 86426-6653

(u) Victor Hang

address unknown

End of Label Matrix

Mailable recipients

Bypassed recipients

Total

164

53

217